

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: SP 5-10-04 / 04-366 / West Park – East Parcel, 351 Southwest 136th Avenue
/ Generally located on the Southwest corner of Southwest 136th Avenue
and Financial Boulevard

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 5-10-04 / 04-366 / West Park – East Parcel, 351 Southwest
136th Avenue

REPORT IN BRIEF:

The subject site is a 1.3 acre parcel of land located on the on the southwest corner of Southwest 136th Avenue and Financial Boulevard. The applicant is proposing a two-(2) story retail/office building approximately 18,125 square feet. The subject site is currently vacant and is zoned B-2, Community Business District with an underlying land use of Commercial. Adjacent to the north of the site is an existing shopping center zoned B-2, to the east is Southwest 136th Avenue, to the south is a freestanding retail building, zoned B-2, and to the west is residential property, zoned PURD (County).

The architectural design of the two-(2) story, 18,125 square feet, retail/office building is one of a Contemporary - South Florida Mediterranean design. The building's architecture presents a warm painted color (sand), clean lines and decorative features. The exterior walls consist of stucco, louvers, uneven parapets, and architectural covered build-outs along the eastern portion of the building. Rectangular storefront doors and windows with white clear glass are located proportionately apart from one another on the first floor. While on the second floor, squared windows with blue tint are uniformly consistent around the building. Extending out east from the building is a roof overhang with standing seam metal copper roof varying in size supported by columns. A tower feature with recessed copper decorative louvers is introduced on each side of the building. The air-condition units proposed on rooftop shall be screened from public view by parapets.

Access onto the site is via an opening along the northern portion of the site boundary adjacent to Financial Boulevard and an existing and proposed access from the southern parent property. The access with Financial Boulevard is a full access opening allowing north and southbound traffic onto Southwest 136th Avenue. After traffic enters onto the subject site, it may maneuver around the northern and eastern sides of the proposed retail/office building or pass through along the rear of the property.

Provided on site are forty-four (44) standard parking spaces, sixteen (16) compact spaces (25% of the total parking), and four (4) handicapped spaces, for a total of sixty-four (64) parking spaces.

The proposed retail/office building is compatible with both existing and allowable uses on and adjacent to this property. Furthermore, the proposed retail/office building ties in with the existing retail buildings to the north and south of the site.

PREVIOUS ACTIONS: None

CONCURRENCES: On the November 9, 2004 Site Plan Committee Meeting, Mr. Engel made a motion, seconded by Vice-Chair Aitken, to approve subject to staff's notes and that the photometric plan should be corrected; staff is to check that the tree and landscaping located in the western part of the parking lot does not interfere with the visibility of the last parking space; mark the crosswalks on the east side into the building; and add a sidewalk at the corner of the northeast corner to join the existing sidewalk. (Motion carried 3-0 with Mr. Evans abstaining and Mr. Aucamp absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner/Agent:

Name: Bankers Mortgage Trust, Inc.
Address: 13790 Northwest 4th Street, Suite 106
City: Sunrise, Florida 33325
Phone: (954) 845-9200

Background Information

Application Request: Site plan approval for a new two-story office and retail building.

Application History: This application went before Site Plan Committee on November 9, 2004. At that time, the Committee recommended approval (motion carried 3-0) for this application subject to the staff report and conditions placed on the site plan.

Address/Location: 351 Southwest 136th Avenue / Generally located on the Southwest corner of Southwest 136th Avenue and Financial Boulevard

Future Land Use Plan Map: Commercial

Zoning: B-2, Community Business District

Existing/Proposed Use(s): Vacant Lot / Retail (1st Floor) = 6,070 Sq. Ft.
Office (2nd Floor) = 12,055 Sq. Ft.
Total = 18,125 Sq. Ft.

Parcel Size: 1.3 acres (56,444 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Shopping Center	Commercial
South:	Retail Building	Commercial
East:	Mobile Homes	Special Classification (8 DU/Acre)
West:	Singles Family Homes	Residential (5 DU/Acre)

Surrounding Zoning:

North: B-2, Community Business District
South: B-2, Community Business District
East: MH-8, Mobile Home District
West: PURD (County)

Zoning History

Related Zoning History:

On January 8, 1987, Town Council approved (Ordinance 97-1) for vacation of right-of-way.

Previous Request on same property:

Site Plan Application (SP 6-5-03), On April 21, 2004, Bankers Mortgage Trust, Inc. withdrew Financial Plaza site plan application.

Site Plan Application (SP 7-3-01), The Barclay Group No 8, LTD withdrew McDonald's at Shenandoah site plan application.

Variance Request (V 7-1-01) On February 21, 2002, Town Council denied The Barclay Group No 8, LTD, which requested three (3) variances for the development of a fast food restaurant.

Variance Request (V 6-3-00), On August 30, 2000, Town Council denied Todd Pressman/Mobil Oil Corporation/The Barclay Group No. 8, LTD, which requested multiple variances to allow development of a gas station.

Site Plan Application (SP 3-9-99) Eckerd at Davie, On July 21, 1999, Town Council approved Eckerd at Davie.

Site Plan Application (SP 4-6-98), On October 7, 1998, Town Council approved Walgreens at Shenandoah, subject to submission of declaration of restrictions in acceptable form and a revised site plan. Declaration of restrictions preclude the following uses: parking lot rental, pawn shop, animal hospital, bingo establishment, bowling alley, skating rink, dance hall, night club, game room including arcades, movie theater, performing arts facility, pool room and repair shop.

Variance Request (V 4-1-98) Avid Engineering, Inc./The Barclay Group No. 8, LTD, to reduce required parking by 4 spaces was withdrawn by the applicant on September 10, 1998.

Plat Application (P 12-2-86), On April 1, 1987, Town Council approved the West Park East Parcel Plat, with access provided from Shenandoah Parkway with a "right turn in and right turn out only" restriction, and from SW 136 Avenue with a "right turn in only" restriction.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-208 (A)(22)), Requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 3. Planning Area 3 is bound by I-595 on the north side, I-75 on the west side, SW 14 Street on the south side and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, occupying the western half of the planning area, and several mobile home subdivisions.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Policy 7-3: Zoning regulations shall provide for varying intensities of commercial development and direct application of appropriate districts where compatible with adjacent and surrounding residential uses.

Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is a 1.3 acre parcel of land located on the on the southwest corner of Southwest 136th Avenue and Financial Boulevard. The applicant is proposing a two-(2) story retail/office building with sixty-four (64) parking stalls situated around the perimeter and underneath the building. The entire building totals approximately 18,125 square feet. The subject site is currently vacant and is zoned B-2, Community Business District with an underlying land use of Commercial. Adjacent to the north of the site is an existing shopping center zoned B-2, to the east is Southwest 136th Avenue, to the south is a freestanding retail building, zoned B-2, and to the west is residential property, zoned PURD (County).

The applicant's site design meets the intent of the B-2, Community Business District. The subject site is designed with an emphasis on pedestrian movement on and throughout the property with an access points from the existing 5' concrete sidewalk along Southwest 136th Avenue and Financial Boulevard. In addition, the first floor of the building is designed with covered area along the eastern side providing a pedestrian inviting environment. The subject site is proposing a garbage enclosure on the western portion of the proposed building.

2. *Architecture:* The architectural design of the two-(2) story, 18,125 square feet, retail/office building is one of a Contemporary - South Florida Mediterranean design. The building's architecture presents a warm painted color (sand), clean lines and decorative features. The exterior walls consist of stucco, louvers, uneven parapets, and architectural covered build-outs along the eastern portion of the building. Rectangular storefront doors and windows with white clear glass are located proportionately apart from one another on the first floor. While on the second floor, squared windows with blue tint are uniformly consistent around the building. Extending out east from the building is a roof overhang with standing seam metal copper roof varying in size supported by columns. A tower feature with recessed copper decorative louvers is introduced on each side of the building. The air-condition units proposed on rooftop shall be screened from public view by parapets.
3. *Access and Parking:* Access onto the site is via an opening along the northern portion of the site boundary adjacent to Financial Boulevard and an existing and proposed access from the southern parent property. The access with Financial Boulevard is a full access opening allowing north and southbound traffic onto Southwest 136th Avenue. After traffic enters onto the subject site, it may maneuver around the northern and eastern sides of the proposed retail/office building or pass through along the rear of the property.

Provided on site are forty-four (44) standard parking spaces, sixteen (16) compact spaces (25% of the total parking), and four (4) handicapped spaces, for a total of sixty-four (64) parking spaces. The applicant has proposed forty (40) of the parking stalls to have concrete wheel stops.

4. *Lighting:* Lighting design meets the Land Development Code that requires the maximum foot-candles of .5 at property lines.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
6. *Landscaping:* The site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D) 1, Commercial use under 20,000 sq. ft. The plan illustrates plant material along the perimeter of the site including Dahoon Holly, Live Oak, Glaucas Cassia, Sabal Palm, Satin Leaf Tree, Slash Pine, and Dwark Fakahatchee. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. All trees on site are maintaining a minimum of 15' from light poles. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height as required per code.
7. *Drainage:* The subject property lies within Central Broward Water Control District. Drainage is served by a proposed retention area located on the northwestern portion of the property. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.
8. *Open Space and Recreation:* The Shenandoah Park - Recreational Trail is directly located along Southwest 136th Avenue adjacent to the subject site. The recreational trail will accommodate leisure activities to and from the subject site. In addition, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.
9. *Compatibility:* The new retail/office building is compatible with both existing and allowable uses on and adjacent to this property. Furthermore, the proposed retail/office building ties in with the existing retail buildings to the north and south of the site.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Staff Analysis

The submitted site plan is zoned B-2, Community Business District and is designated Commercial on the Town of Davie Future Land Use Map. A retail and office building is permitted in both this zoning district and land use category. All proposed signage will need to meet the Town of Davie Land Development Code.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

On the November 9, 2004 Site Plan Committee Meeting, Mr. Engel made a motion, seconded by Vice-Chair Aitken, to approve subject to staff's notes and that the photometric plan should be corrected; staff is to check that the tree and landscaping located in the western part of the parking lot does not interfere with the visibility of the last parking space; mark the crosswalks on the east side into the building; and add a sidewalk at the corner of the northeast corner to join the existing sidewalk. (Motion carried 3-0 with Mr. Evans abstaining and Mr. Aucamp absent)

Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



